

TRANSFER
TAX
PAID

66-15

WARRANTY DEED

Know all Men by these Presents,

006988

That Richard W. Frost and Lois C. Frost, husband and wife
in consideration of one dollar and other valuable considerations
paid by Mark E. Bolduc and Susan M. Bolduc
whose mailing address is Belgrade, Maine
the receipt whereof we do hereby acknowledge, do hereby *give, grant, bargain, sell and convey*
unto the said Mark E. Bolduc and Susan M. Bolduc, with Warranty Covenants,
as joint tenants,

~~XXXXXXXXXXXX~~

See attached Exhibit "A"

To have and to hold the aforegranted and bargained premises, with all the privileges and
appurtenances thereof, to the said Mark E. Bolduc and Susan M. Bolduc,
their heirs and assigns, to them and their use and behoof forever.

And we do *covenant* with the said Grantees, their heirs and assigns,
that we are lawfully seized in fee of the premises, that they are free of all encumbrances
that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and
that we and our heirs shall and will *warrant and defend* the same to the said
Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Richard W. Frost and Lois C. Frost, husband and wife
joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above
described premises, have hereunto set our hands and seals this 11th
day of the month of November, A.D. 1996.

Signed, Sealed and Delivered
in the presence of

Richard W. Frost
Richard W. Frost

Lois C. Frost
Lois C. Frost

State of *Idaho*, County of *Montgomery* ss. *11/11*, 1996.

Then personally appeared the above named Richard W. Frost and Lois C. Frost, husband and wife
and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Vera Necessary
Notary Public
Attorney at Law

Printed Name, *VERA NECESSARY*

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Exhibit "A"

A certain lot or parcel of land, with the buildings thereon, located in Waterville, County of Kennebec and State of Maine and situated on the easterly side of Country Way Road, being Homestead 6 of a plan of COUNTRY WAY, a development for John E. Nale dated November 17, 1986, and approved by the City of Waterville Planning Board dated November 18. Said Homestead 6 being bounded and described as follows, to wit:

Beginning at a steel pin on the easterly side of Country Way Road, said pin being at the northwesterly corner of Homestead 6 hereinafter described; thence easterly S 61° 58' E, a distance of three hundred thirty-nine and two tenths (339.2) feet, to a steel pin; thence southerly S 2° 56' W, a distance of two hundred thirty-two and five tenths (232.5) feet, to an iron pipe; thence southerly S 4° 6' W, a distance of ninety-nine and six tenths (99.6) feet, to an iron pipe; thence westerly N 68° 46' W, a distance of four hundred forty-six and two tenths (446.2) feet, to a steel pin; thence northerly N 25° 30' E, a distance of two hundred thirty and seven tenths (230.7) feet, to a steel pin; thence northerly and along the easterly side of Country Way Road, a distance of one hundred fifteen and three tenths (115.3) feet, to the point of beginning.

Also subject to the protective covenants as delineated in "Country Way, Declaration of Protective Covenants", dated April 21, 1988, and recorded in Kennebec County Registry of Deeds in Book 3334, Page 307.

Meaning and intending to convey Homestead 6 on a Plan entitled "Country Way, a development for John E. Nale", dated November 17, 1986, and recorded in the Kennebec County Registry of Deeds, File No. D 87002, and being the same premises conveyed to Andrea F. Takach and Robert J. Takach by Warranty Deed from Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale dated July 13, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3385, Page 151.

RECEIVED KENNEBEC CO.

97 APR -7 AM 9:00

ATTEST: *Theresa R. Nale*
REGISTER OF DEEDS